



## *Important Information about your Home Inspection*

We want to level set your expectations for a home inspection performed by Arkansas HomeTech Inspections, Inc. before your inspector arrives on site, and that's the purpose of this document. We've included information you may overlook while reading your service agreement, email communications or home inspection report.

\* As a reminder, we perform our inspections in accordance with the [AHIB Standards of Practice](#). Please review them prior to your inspection.

### ***What to expect during your inspection***

- You should receive the following emails: 1) email confirmation with service agreement and payment options and 2) email reminder 24 hours prior to your inspection.
- You should expect the utilities to be on, a full inspection can't be performed without all of them on.
  - The seller agent (or seller) typically arranges for the utilities to be on if they have been shut off.
  - In the event the water is not on, your inspector is not permitted to turn on the water from the main.

### ***What to expect during your inspection***

- A *visual* inspection of the condition of the home's structural components and systems. Cosmetic issues are not in scope, examples include carpet stains, paint imperfections, chips in tile and countertops, etc.
- AHIB standards exclude the following items:
  - Refrigerators, freezers, ice machines & wine coolers
  - Washers & dryers
  - Landscape lights & sprinklers
  - Pools & hot tubs
  - Smoke and carbon monoxide alarms – report on presence or absence only, they are *not* tested
  - Hermetic seals between panes of window glass if not visible
  - Water supply/sewage disposal - no determination of whether they are public or private
- Weather conditions may impact the following and will be noted in your inspection:
  - Roofs: precipitation may result in unsafe conditions for walking the roof or an inability to visually see damage
  - HVAC: testing temperature thresholds may limit inspection in winter and summer
- Inspector is *not* required to move the following:
  - Obstructions to gain access to the attic, crawl space, electrical panel or hot water heater. Seller agent (or seller) needs to insure these are unobstructed prior to inspection.
  - Personal property, furniture, equipment, plants, soil, snow, ice or debris.

### ***What to expect after your inspection***

- Complete inspection report emailed within 24 hours
- Review of inspection report with your inspector
- Re-inspection of items listed on your summary report available for \$75
- Recall check, 90 day warranty and 90 day sewer guard policy **included** with inspection, please read through the summary and policies provided in your packet of information provided

*Thank you* for trusting us to perform your home inspection.